

**36 Monarch Street, Slacks Creek, Qld 4127**



**House For Sale**

Friday, 10 May 2024

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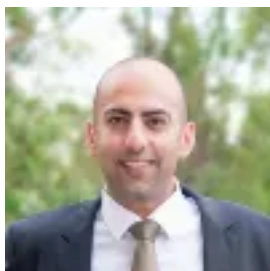
**Bedrooms: 3**

**Bathrooms: 1**

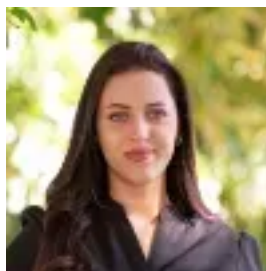
**Parkings: 2**

**Area: 1055 m2**

**Type: House**



Azhar Omar  
0733860011



Amber Olszewski  
0733860011

## For Sale

Welcome to your new haven in Slacks Creek! Nestled in one of the area's most promising pockets, this high-set double brick residence is a gem waiting to be discovered. With a history as a beloved family home, it now emerges onto the market for the very first time, offering a rare opportunity for a lucky buyer. Boasting three bedrooms and a well-appointed bathroom, this property offers comfortable living spaces for families of all sizes. Its elevated position provides not only a sense of grandeur but also hints at the potential views that could be enjoyed with the right development. Sitting on a generous 1,055 square meter block, the property whispers of possibility with its subdivision and development potential (subject to council approvals). The clean, flat block provides a canvas for homeowners, investors, or developers to shape according to their dreams. As you step onto the manicured gardens, you'll immediately sense the care and attention this home has received over the years. Inside, a neatly presented interior awaits, ready to be personalized to your tastes and preferences. Convenience is at your doorstep with direct transport options, making commuting a breeze. Moreover, Slacks Creek is renowned for its proximity to well-respected schools, major shopping centres, and essential facilities, all within a short 5-minute drive. Don't miss out on the opportunity to make this your own slice of paradise. Whether you're looking for a family home, an investment opportunity, or a development project, this property promises endless potential in one of Southside's most sought-after suburbs. Contact Azhar Omar 0422 363 450 or Amber Olszewski 0478 106 214 to schedule your inspection today and seize the chance to transform this house into your dream home.

**Interior Property Features:** 3 Bedrooms, master with aircon, ceiling fan and built in wardrobe 1 common bathroom with bathtub, vanity, shelving 1 Expansive living & dining room Kitchen needs work, features gas cook top, electric oven, stainless steel sink, rangehood, shelving and storage Separate lavatory Separate laundry access downstairs Downstairs area is clear of beams and can be tailored to your own, making into a rumpus, home office, extra bedrooms, and developing to legal height and create a dualled living space. **Exterior Features:** 4 Space parking area Clothes line Manicured Gardens Front porch \ decking Stairs from exterior front & back to rear of property Street parking **Location:** 8 Minutes' drive to Underwood Market Place, Logan Central Plaza Just 5 minutes' drive from all major amenities, multiple parks, local cafes and restaurants 4 minutes' drive to Woolworths and government facilities 4 minutes' drive to multiple medical centres, Chemists, local shops Tranquil bushwalks from your front door onto reserve park & Ken May Memorial Park 2.3km to Pacific Highway 23 mins to Brisbane City 15 mins to Westfield Garden City 45 mins to Gold Coast 33 mins to Brisbane Airport **Schools:** 1.2km Mable Park State School 1.2km Mable Park State High School 4.4km Islamic Brisbane College 5.1km Daisy Hill State School 3.9km John Paul College 24mins to QUT Brisbane Campus **Early Education Facilities:** 1.3km Paradise Road, Early Learning 4.6km Expeditions Early Learning Journey, Underwood 1.4km Good start Early Learning, Slacks Creek **Transport:** 1.4km to Logan Central Station 2.0km to Springwood bus & train station 1.4km Kingston Road Bus Stop 1km to Paradise Road, Bus route **For the investors:** A stress-free addition to your portfolio Oozes appeal to quality tenants A great rental return **Rental Appraisal** Approximately - \$600 - \$650 per week Rates + Inc water - \$874.00 Per Quarter